

This Document Prepared by:
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Leon County Attorney's Office
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Tallahassee, Florida 32301

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 13th day of January 2005 by Chaires Community Baptist Church, Inc., a Florida Nonprofit Corporation, whose mailing address is c/o Richard B. Tedder, 6949 Hanging Vine Way Tallahassee, FL 32317, hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.

6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

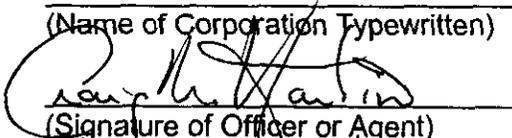
The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

Chaires Community Church, Inc.

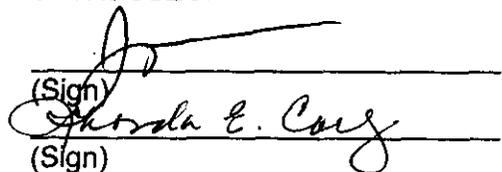
(Name of Corporation Typewritten)



(Signature of Officer or Agent)

CRAG M. HARBIN (PASTOR - ELDER)
(Print Name and Title of Officer or Agent)

WITNESSES:



(Sign)
Rhonda E. Corley
(Sign)

Jim Carter

(Print Name)
Rhonda E. Corley
(Print Name)

STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 13th day of January 2005 by Craig Harbin
(name of officer or agent, title of officer or agent)

of Chaires Community Baptist Church corporation,
(name of corporation acknowledging) (state or place of incorporation)

on behalf of the corporation. He/she is personally known to me or has produced personally
(type of identification) known
as identification.

Rhonda E. Corley
(Signature of Notary)

Rhonda E. Corley
(Print, Type or Stamp Name of Notary)

(Title or Rank)

(Serial Number, If Any)



EXHIBIT "B"

Planting Activities and Maintenance of Planted Materials Within the Conservation Easement

The Leon County Land Development Code requires 10-foot, natural and/or planted buffers to be located between the proposed project and existing residential uses. While the existing vegetation appears to meet that requirement, it may be necessary either during construction, or in the future, to augment the existing vegetation to comply with the requirements of the Code. In that case, planting new, non-exotic and non-invasive vegetation is allowed along with maintenance to ensure establishment of the new plant material. Therefore, the following activities are allowed:

1. Planting of new non-invasive, non-exotic, native plants in order to augment the existing vegetation.
2. Maintenance of newly planted material deemed necessary to ensure establishment of the plants.

LEGAL DESCRIPTION
CONSERVATION EASEMENT

Attachment # 1
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Commence at the intersection of the North boundary line of Section 27, Township 1 North, Range 2 East, Leon County, Florida, with the East right of way boundary of Chaires Cross Road and run thence South 01 degrees 35 minutes West 100.04 feet to the South right of way boundary of Buck Lake Road marked by an iron pipe, thence run East along the Southerly right of way boundary of Buck Lake Road a distance of 54.60 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, thence run East a distance of 70.61 feet to the North bank of a creek flowing to the East; thence along said creek bank as follows: run South 20 degrees 06 minutes 36 seconds East a distance of 67.94 feet, thence run South 26 degrees 05 minutes 39 seconds East a distance of 40.26 feet, thence run South 71 degrees 04 minutes 10 seconds East a distance of 165.28 feet, thence run North 50 degrees 26 minutes 29 seconds East a distance of 38.33 feet, thence run South 88 degrees 39 minutes 08 seconds East a distance of 48.04 feet, thence run South 45 degrees 36 minutes 27 seconds East a distance of 44.68 feet, thence run South 63 degrees 08 minutes 37 seconds East a distance of 32.53 feet, thence run North 86 degrees 43 minutes 56 seconds East a distance of 105.96 feet, thence run South 36 degrees 53 minutes 21 seconds East a distance of 23.86 feet, thence run North 66 degrees 07 minutes 23 seconds East a distance of 40.81 feet, thence run South 89 degrees 49 minutes 58 seconds East a distance of 78.77 feet, thence run South 53 degrees 03 minutes 16 seconds East a distance of 15.14 feet, thence run South 77 degrees 35 minutes 33 seconds East a distance of 59.39 feet, thence run South 59 degrees 18 minutes 32 seconds East a distance of 17.65 feet, thence run North 74 degrees 48 minutes 25 seconds East a distance of 41.32 feet, thence run South 67 degrees 49 minutes 45 seconds East a distance of 51.24 feet, thence run North 78 degrees 56 minutes 44 seconds East a distance of 27.27 feet, thence run South 39 degrees 37 minutes 27 seconds East a distance of 15.77 feet, thence run South 44 degrees 08 minutes 42 seconds East a distance of 26.05 feet, thence run South 11 degrees 08 minutes 23 seconds East a distance of 57.45 feet, thence run South 23 degrees 09 minutes 38 seconds West a distance of 17.84 feet, thence run South 20 degrees 58 minutes 41 seconds East a distance of 102.62 feet, thence run North 61 degrees 39 minutes 41 seconds East a distance of 10.26 feet, thence run North 88 degrees 14 minutes 37 seconds East a distance of 91.67 feet, thence run South 07 degrees 41 minutes 37 seconds East a distance of 176.36 feet, thence leaving said creek bank run North 89 degrees 59 minutes 40 seconds West a distance of 1,105.86 feet to the Easterly right of way boundary of Chaires Cross Road, thence run North 01 degrees 35 minutes 00 seconds East a distance of 142.19 feet, thence leaving said Easterly right of way boundary run South 88 degrees 25 minutes 00 seconds East a distance of 43.74 feet, thence run South 59 degrees 58 minutes 58 seconds East a distance of 40.82 feet, thence run South 87 degrees 25 minutes 21 seconds East a distance of 325.71 feet, thence run South 74 degrees 27 minutes 31 seconds East a distance of 80.54 feet, thence run East a distance of 84.23 feet, thence run North 60 degrees 52 minutes 03 seconds East a distance of 223.29 feet, thence run North 14 degrees 37 minutes 45 seconds East a distance of 86.86 feet, thence run North 58 degrees 19 minutes 53 seconds West a distance of 62.75 feet, thence run North 85 degrees 49 minutes 33 seconds West a distance of 326.88 feet, thence run North 77 degrees 00 minutes 35 seconds West a distance of 294.60 feet, thence run North 16 degrees 08 minutes 57 seconds West a distance of 180.70 feet to the POINT OF BEGINNING, containing 243,512 square feet or 5.590 acres, more or less.

END OF DESCRIPTION.